

H. APPENDIX

1. ZONING ORDINANCE FOR TRINITY UPTOWN “TU” DISTRICT
2. EXHIBIT B - TRINITY UPTOWN ZONING BOUNDARY
3. DOWNTOWN SIGN STANDARDS
4. PARKING LOT DESIGN STANDARDS

EXHIBIT A: ZONING ORDINANCE PAGE FOR TRINITY UPTOWN “TU” DISTRICT

4.907 Trinity Uptown (“TU”) District

A. Purpose and Intent

It is the purpose of the Trinity Uptown (“TU”) District to provide a specific mixed-use development zone that encourages pedestrian-oriented, urban development in the Trinity Uptown area, and to provide development standards and administrative procedures that encourage high-quality, sustainable development and creative design.

B. Uses

In the Trinity Uptown (“TU”) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables and supplemental standards contained in Section G of the document “Trinity Uptown Development Standards and Guidelines,” an adopted supplement to the City’s Zoning Ordinance.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Trinity Uptown (“TU”) District, shall be as shown in the accompanying table. Development in this district shall be exempt from all other zoning ordinance regulations not contained within the accompanying table or the document “Trinity Uptown Development Standards and Guidelines.”

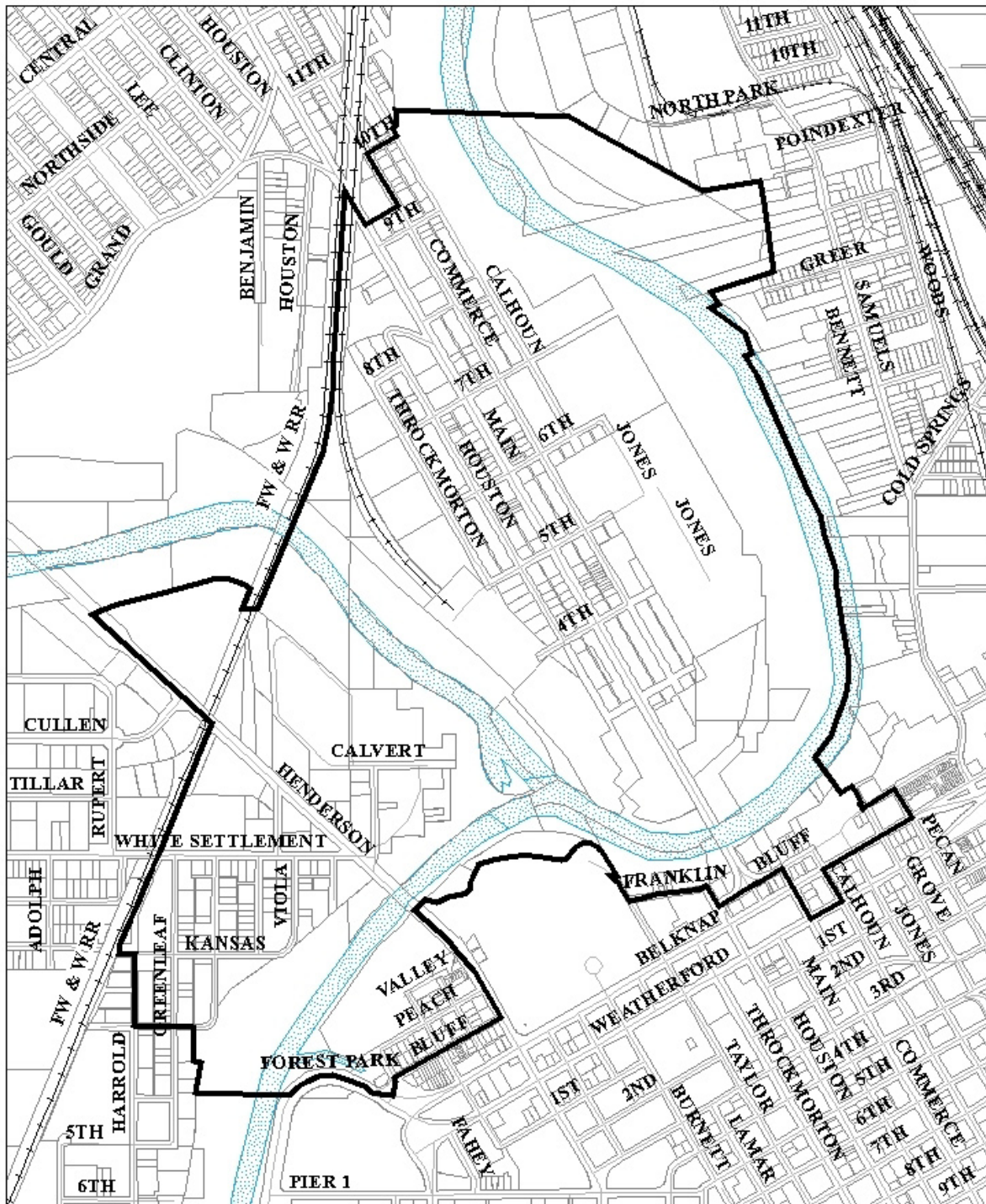
This district may only be applied to that area known as the Trinity Uptown District as shown in Exhibit B.

D. Other Development Standards

Development in the Trinity Uptown (“TU”) District is subject to the development standards and guidelines contained in the “Trinity Uptown Development Standards and Guidelines” document.

Trinity Uptown (“TU”) District	
Front Build-To Range*	80 percent of a building’s front façade must be located within 10 feet of the property line.
Waterfront Build-To Range*	80 percent of each building façade must be located no closer than 5 feet to the property line and no farther than 15 feet.
Rear Yard*	5 feet minimum
Side Yard*	None required; If provided, must be minimum of three feet and maximum of 10 feet.
Units per Acre	No restriction
Units per Building	No restriction
Building Height Range**	<u>LaGrave Field Zone</u> Minimum 16 feet; Maximum 72 feet <u>Neighborhood “N-1” Zone</u> Minimum 3 floors; Maximum 72 feet <u>Neighborhood “N-2” Zone</u> Minimum 3 floors; Maximum 96 feet <u>Neighborhood “N-3” Tower Zone</u> Minimum 6 floors; Maximum 288 feet <u>North Main Zone</u> Minimum 3 floors; Maximum 96 feet <u>Urban Lake Zone</u> Minimum 3 floors; Maximum 96 feet <u>Tarrant County College Zone</u> Minimum 3 floors; Maximum 72 feet
Notes: *Additional standards and guidelines related to setbacks contained in “Trinity Uptown Development Standards and Guidelines.” ** See zone boundary map in Exhibit B.	

Trinity Uptown District

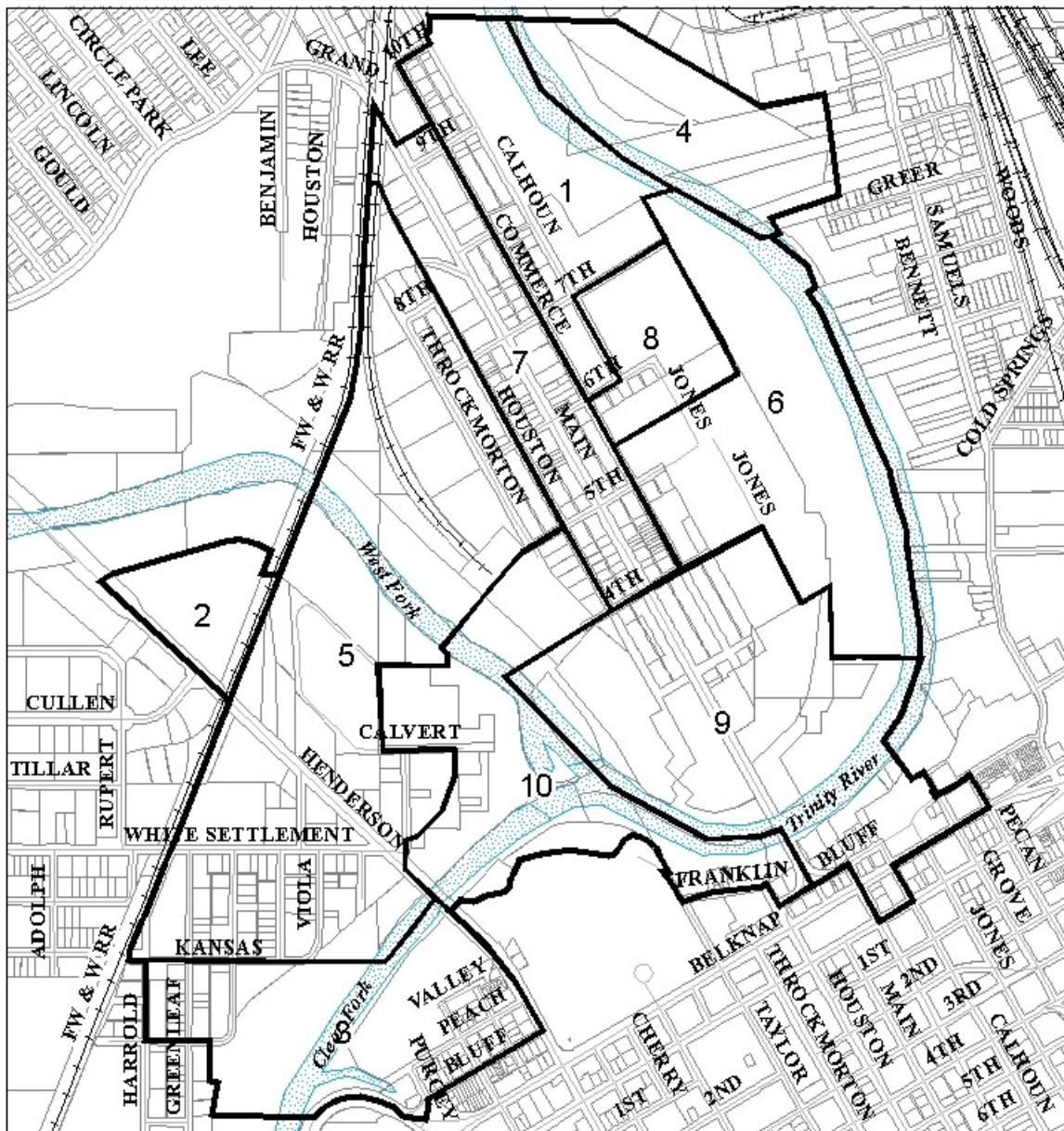


1 inch = 1,000 feet



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Trinity Uptown Core Zones



Trinity Uptown Core Zones

- | | |
|---|--|
| 1. Neighborhood Tower Zone N-3: North | 6. Neighborhood Zone N-1 |
| 2. Neighborhood Tower Zone N-3: Central | 7. North Main Zone NM |
| 3. Neighborhood Tower Zone N-3: South | 8. LaGrave Field Zone LF |
| 4. Neighborhood Zone N-2: North | 9. Tarrant County College District Zone TCCD |
| 5. Neighborhood Zone N-2: South | 10. Urban Lake Zone UL |



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